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City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 212
Detroit, Michigan 48226
Phone: (313) 224-3595
Fax: (313) 224-4597
Email: boardofzoning@detroitmi.gov

JAMES W. RIBBRON
Director

REGULAR MEETING OF
JUNE 16, 2020

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4), The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web. We encourage the public to use one of the following:

The Telephone Numbers Are:
(312) 626-6799 or (213) 338-8477, Meeting ID: 927361025

If You Are Joining By Web The Link Is:
<https://cityofdetroit.zoom.us/j/927361025>

If you need additional information regarding this meeting, you can contact either James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 451-2678

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: June 9, 2020**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

9:15 a.m. CASE NO.: 90-19

APPLICANT: JOSE CALDERON

LOCATION: 1737 Military between Vernor Hwy and Cadet St in a R1 Zone (Single-Family Residential District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: W MILITARY N 3.48 FT 571 DANIEL SCOTTENS RESUB L3 P32 PLATS, W C R 16/26 3.48 IRREG

PROPOSAL: Jose Calderon request dimensional variances for existing carport in a R1 Zone (Single-Family Residential District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks; Deficient side yard and rear yard setback (Sections Chapter 50-13-208(2) Accessory Buildings or structures in rear yard setbacks from principal buildings, 50-13-226 Features allowed within required setback, 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

10:15 a.m. CASE NO.: 103-19

APPLICANT: DAVID LANDRUM

LOCATION: 2442 Michigan Ave. between 16th St and 17th St in a B4 zone (General Business District)- City Council District #6

LEGAL DESCRIPTION OF PROPERTY: N MICHIGAN 346, 345 & 344 SUB OF PT OF STANTON FARM L1 P157 PLATS, W C R 10/30 110 IRREG.

PROPOSAL: David Landrum requests dimensional variances to establish a Standard Restaurant (BY-RIGHT) with 1,625 Loft on the 2nd floor of an existing 10,523 square foot building located within the Michigan Ave. Gateway Radial Thoroughfare and Traditional Main Street Overlay District in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments and for variances from Traditional Main Street Overlay standards, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance. Deficient 2 (12x55 ft) loading spaces, Deficient Parking for retail and residential, Deficient Building Standard Façade (Window Transparency) and deficient material of refuse & waste removal enclosure. (Sections 50-4-131 Permitted dimensional variances and 50-4-121 Approval Criteria).AP

JUNE 16, 2020
DOCKET CONTINUED

11:15 a.m. **CASE NO.:** 9-20 aka BSEED SLU2019-00121

APPLICANT: SIX OF ONE, LLC/RICHARD LUDKA

LOCATION: 611 W. Philadelphia between 2nd and 3rd in B4 Zone (General Business District)-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: S PHILADELPHIA W 20 FT 15 16
E 20 FT 17 MACKS SUB L14 P15 PLATS, WCR 4/82 90 X 122

PROPOSAL: Six of One, LLC request dimensional (parking) variance for a Bar Establishment for the sale of beer or intoxicating liquor for consumption on the premises, outside the Central Business District in an existing 3,022 sq. ft. bldg. Along with a 1,243 sq. ft. outdoor Seating/Patio area approved under BSEED Case No. SLU2019-00121 in a B4 Zone General Business District. This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; 10 parking spaces deficient (Sections 50-4-131 Permitted dimensional variances, 50-4-102 Permitted Dimensional Variances, Location or Amount of Off-Street-Parking and 50-4-121 Approval Criteria).AP

VII. PUBLIC COMMENT / NEW BUSINESS

Next Hearing Date: June 23, 2020

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED